

ENROLLED RESOLUTION 158-2

YEAR 2003 APPROVAL OF AMENDMENTS TO THE  
WAUKESHA COUNTY DEVELOPMENT PLAN

WHEREAS on November 26, 1996, the Waukesha County Board of Supervisors in Resolution No. 151-13 approved a Development Plan for Waukesha County to take effect January 1, 1997, and

WHEREAS on May 27, 1997, the Waukesha County Board of Supervisors adopted Resolution #152-R-002 entitled, "Technical Refinements and Implementation of a Development Plan for Waukesha County" which, among other matters, provided for annual update and amendment procedures, and

WHEREAS on February 18, 2003, the Waukesha County Park and Planning Commission and the Waukesha County Land Use, Parks and Environment Committee held a joint Public Hearing to receive testimony on proposed changes to the Waukesha County Development Plan, and

WHEREAS the staff has identified in a "Staff Report and Recommendation" dated April 24, 2003, a summary of the hearing, comments and Staff Recommendations for and against the various proposed changes to specific properties in the Waukesha County Development Plan, and

WHEREAS said "Staff Report and Recommendation" has been reviewed by the Waukesha County Park and Planning Commission on April 24, 2003, and a recommendation thereon reported to the Land Use, Parks and Environment Committee and the Waukesha County Board of Supervisors as required by Resolution No. 152-R-002 which endorses the recommendations set forth in the "Staff Report and Recommendation" along with some modification and additional conditions to various properties.

NOW THEREFORE BE IT HEREBY RESOLVED BY THE WAUKESHA COUNTY BOARD OF SUPERVISORS that the following amendments are hereby approved, or approved with conditions, to the Year 2010 and the Buildout Map of the Waukesha County Development Plan:

1. Town of Brookfield:

- A. **Geoff Robinson**, requests property owned by others and under contract for purchase, located in part of the SE ¼ and NE ¼ of Section 29, Town of Brookfield (Tax Key No: BKFT 1121.985 and BKFT 1121.986.001), be amended from the Commercial category to the Medium Density Residential (MDR) category for the purpose of developing a multi-family residential project.

2. In the Town of Delafield:

- A. **Lloyd Williams, Gary Belcher and Charles Kompas, etal**, request their property located in the SW ¼ of Section 25, Town of Delafield (DELT 0819.998, DELT 0819.997 and DELT 0819.996), be amended from the Rural Density Residential and Other Agricultural Lands (RDROAL) to the Suburban II Density Residential (SDRII) category for the purpose of developing a small residential subdivision on a portion of the lands, subject to the following:

The project shall be developed as a cluster concept, similar to the proposed, and the lakeshore area and the steep wooded hillside occupied by proposed Lots 11 through 13 and part of Lot 14, be retained in common open *green* space for the enjoyment of each of the residents of the proposed project.

3. In the Town of Genesee:

- A. ***RSV Engineering, Inc.***, requests the property owned by BB McGee, LLC, located in the SE ¼ and the SW ¼ of the SE ¼ of Section 26, Town of Genesee (Tax Key No.: GNT 1544.993.001 and GNT 1544.993.002), be amended from the Recreational category to the SDRII category for the purpose of dividing the property into three acre parcels for residential purposes, along with a small area to the west, on the north side of Holiday Road from the Recreational category to the SDRII category.

4. In the Village of Hartland:

In the Year 2002 amendments to the Waukesha County Development Plan, an amendment was made to the Charles and Carol Jungbluth property, located in part of the SE ¼ of Section 25, T8N, R18E, Village of Hartland, which required as part of the Low Density Urban Residential (LDR) category which was placed on the property, two conditions were imposed. By request of the petitioner, Kingsway Homes, which has purchased the Jungbluth property, Condition No. 2, which reads “The realignment of C.T.H. “KE” shall remain as presently located on the Street and Highway Width Map”, be amended and replaced with the following language.

Any proposed development within the boundaries of the property must be consistent with a realignment of C.T.H. “KE” and shall be north of the current C.T.H. “K” and proceeds through property west of the current Winkelman Road (C.T.H. “KE”) until it merges into the existing Winkelman Road (C.T.H. “KE”).

5. In the Town of Lisbon:

- A. ***Brue’s Bros. LLC and Mike Brue***, requests the property located in the NE ¼ of Section 35 and the NW ¼ of Section 36, north of Lisbon Road and immediately adjacent to and west of the Canadian National Railroad, Town of Lisbon (Tax Key No. LSBT 0281.989 and LSBT 0281.991), be amended from the Extractive category to the General Industrial category for the purpose of creating a storage facility.
- B. ***William Minett***, requests the property owned by Hazel Meissner, located in the SW ¼ of the SE ¼ of Section 18, Town of Lisbon (Tax Key No. LSBT 0216.994), be amended from the RDROAL category to the LDR category for the purpose of developing a residential subdivision.
- C. ***John and Lyn Spitz***, request portions of the property located in parts of Sections 19, 20, 29 and 30, located on the east side of C.T.H. “MD” and south of C.T.H. “VV”, Town of Lisbon (Tax Key No.: LSBT 0220.995, part of LSBT 0257.995.003, LSBT 0258.999 and LSBT 0223.997). be amended from the Recreational and RDROAL categories to the

LDR category for the purpose of dividing some of the lands into residential lots while retaining the golf course in the Recreational category, subject to the following conditions:

1. The street proposed to service Lots 41 through 50, which is presently shown on the Concept Plan as a cul-de-sac be extended easterly, to accommodate future development of the vacant land to the east and to provide an alternative to servicing that future 3+ acre lot off of the golf course lands with a public road rather than a private easement if at all possible.
2. The proposed cul-de-sac shown to serve Lots 55 through 60 be extended easterly to serve the existing "Wolfgram Homestead site" so as to eliminate the dependency on any private easements to service that property.

6. In the Town of Merton:

- A. *Herb Gross*, requests the property owned by James McGrath, located in the SW ¼ of Section 7, Town of Merton (Tax Key No. MRTT 0315.998 and MRTT 0315.999), be amended from the RDROAL category to the SDRII category to permit the development of a 35-lot (3.4 acre density) cluster subdivision on the subject 119 acres of land, subject to the following condition:

The development be limited to no more than 35 dwelling units, including the farmstead, resulting in a gross density of 3.5-acres per dwelling unit, and the development shall occur using the cluster technique with significant common open *green* space (50%).

- B. *Insight Development Group*, requests the property owned by Robert K. Schwartz and Helene Schwartz (deceased) located in the SW ¼ of Section 1 and the SE ¼ of Section 2, Town of Merton (Tax Key No. MRTT 0291.998.002, MRTT 0296.999.005 and MRTT 0296.999.006), be amended from the RDROAL category to the SDRII category for the purpose of developing a single-family residential subdivision, subject to the following condition:

The project be developed as a cluster type subdivision, maintaining at least 50% of the site in open *green* space with a density not to exceed 3.5 acres per dwelling unit. In addition, there shall be no intrusion of any development of roads or home sites into the Primary Environmental Corridor.

7. In the Town of Oconomowoc:

- A. *Thomas Roth, James Roth and Julie and Jason Bobrowitz*, request the properties owned by Richard and Arnold Roth, located in Section 9, Town of Oconomowoc (Tax Key No. OCOT 0466.996.003), be amended from the PEC and Recreational categories to the SDRII category for the purpose of creating single-family residential lots as identified in the attached Exhibit, subject to the following conditions.

1. All lots which are created shall abut a public road.
  2. The area proposed for change as shown on the Planning and Zoning Division's map, be expanded to provide additional area south of the northern most appendage and adjacent to the northern rectangular area.
- B. *The Town of Oconomowoc*, recently amended the Town of Oconomowoc Land Use Plan for the township and requests to incorporate the newly adopted Town Land Use Plan amendments as an amendment to the Waukesha County Development Plan, subject to the following:
1. The modifications as noted in the Roth plan amendment shall be noted on the Town's Land Use Plan.
  2. In Section 1 on the Morris property, containing five acres, the plan shall be modified to reflect the RDROAL category.
  3. The Eichstead parcel in the NE ¼ of Section 20, shall be modified to show that in the SDRI category.
8. In the Town of Summit:
- A. *The Town of Summit*, has requested that its Land Use Plan, adopted by the Town Board in June 2001, be incorporated as an amendment to the Waukesha County Development Plan.
9. In the Town of Waukesha, the following request is being made:
- A. *Lee McInnis, representing the Waukesha Bible Church*, requests an amendment for a portion of their property located in the SE ¼ of the SE ¼ of Section 27, Town of Waukesha (Tax Key No. WAKT 1404.997), from the existing Government and Institutional category to the SDRI category to permit the creation of two residential parcels on the church lands.

BE IT FURTHER RESOLVED that a more detailed description and maps of the aforementioned properties are on file in the office of the Waukesha County Department of Parks and Land Use.

BE IT FURTHER RESOLVED that the Waukesha County Clerk shall file a certified copy of this Resolution with the affected Municipal Clerks of Waukesha County.